Subdivision Review Board Page **1** of **6**

Monday, June 02, 2014

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:

PRESENT: Aeron Arlin-Genet, Ellen Carroll, Frank Honeycutt, Leslie Terry and Kami Griffin

ABSENT: None

This meeting is called to order by Chairperson Kami Griffin.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

- 2. April 7, 2014 SRB Draft Minutes
- 3. May 5, 2014 SRB Draft Minutes

Consent item 3 is approved via voice vote by the County Subdivision Review Board with abstain votes by Aeron Arlin-Genet and Leslie Terry, and are available on file at the Planning and Building Department.

Motion by: Ellen Carroll Second by: Frank Honeycutt

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	Х			
Carroll, Ellen	х			
Honeycutt, Frank	х			
Arlin-Genet, Aeron			X	
Terry, Leslie			X	

4. Request for a 1st and final time extension from **Miossi Bros. La Cuesta Ranch** for a Lot Line Adjustment (SLO/COAL 11-0058) to adjust the lot lines between five parcels of 153, 171, 49, 0.9, and 0.5 acres. The adjustment will result in four parcels of 129, 129, 108, and 7.4 acres each. This project was granted a General Rule Exemption ED11-147 on April 14, 2012.

Subdivision Review Board Page **2** of **6**

County File Number: SUB2011-00016 APN(s): 052-271-007, 073-341-028, 029, 030, 073-361-011, & 012

Supervisorial District: 2 and 5 Date Accepted: April 13, 2012 Holly Phipps, Project Manager Recommendation: Approve

Consent items 2 and 4 are approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Aeron Arlin-Genet **Second by:** Frank Honeycutt

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	Х			
Carroll, Ellen	X			
Honeycutt, Frank	X			
Arlin-Genet, Aeron	X			
Terry, Leslie	X			

HEARINGS

5. Hearing to consider a request by **PB COASTVIEW LLC** for a Lot Line Adjustment/Coastal Development Permit (COAL 14-0026/SUB2013-00055) to adjust the lot lines between four parcels of 40, 132, 335, and 394 acres each. The adjustment will result in two parcels. The first parcel will be 20 acres and the second parcel will be 880 acres. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands land use category and is located along Mattie Road to the west, Thousand Hills Road to the east, and is adjacent to the City Limits of Pismo Beach to the south (Pismo Heights) neighborhood. The site is in the San Luis Bay (Inland) planning area. The intent of the Lot Line Adjustment is to provide the majority of the property for open space, conservation and public access. This project is exempt under CEQA.

County File No: SUB2013-00055 APN(s): 079-231-002, 079-241-002, 079-241-009 & 079-241-010

Supervisorial District: 3 Date Accepted: April 30, 2014

Stephanie Fuhs, Project Manager Recommendation: Approve

Stephanie Fuhs, Project Manager: presents staff report.

Aeron Arlin Genet: requests clarification if the open space and public recreation with the proposed action today will it put a conservation open space easement on the larger parcel with Stephanie Fuhs responding and clarifies the proposed built out.

Kami Griffin: questions the method to establish the five acre building area with Stephanie Fuhs responding.

Whitney McDonald, County Counsel: responds to the method to establish the building envelope.

Kami Griffin: requests clarification on Condition 12 with Whitney McDonald, County Counsel responding.

Kaila Dettman: requests clarification on if there is a condition reflecting the open space easement on the Pismo Preserve.

Lorraine Farahmandi: questions how this will affect the neighborhood.

Stephanie Fuhs, Project Manager: clarifies location of the proposed building site.

Subdivision Review Board Page 3 of 6

Lorraine Farahmandi: questions if there are any plans to increase the 5 acre project with Stephanie Fuhs, responding.

Kami Griffin: requests staff to speak to what was a part of the application for the future use of the 880 acres with Stephanie Fuhs responding.

Frank Honeycutt: question if the action today will enable or hinder the future development with Stephanie Fuhs responding.

Kami Griffin: requests clarification on the concern with the open space easement Whitney MCDonald, County Counsel responds.

Frank Honeycutt: questions if the Conservancy and the land owner do not consummate a deal what would happen with Whitney McDonald, County Counsel responds.

Bill Robeson, County Staff: also adds, the applicant will simply not record the map.

Kaila Dettman: states concern if the value of the property will be affected.

Bill Robeson, County Staff: requests clarification on what Ms. Dettman stated with Ms. Dettman responding. Discussion ensues.

Aeron Arlin Genet: guestions if a reappraisal is out of the guestion with Kaila Dettman responding.

Discussion with all members.

Stephanie Fuhs: suggests adjustment to conditions with Whitney McDonald, County Counsel: responding.

Aeron Arlin-Genet: requests clarification on the adjusted condition 12 with Stephanie Fuhs responding.

Ellen Carroll: suggests adding the prevision of a 90 day clause.

Frank Honeycutt: questions what if put a 30 or 90 day clause then what happens if there is failure in that clause with Whitney McDonald, County Counsel: responds.

Kami Griffin: suggest language for new condition 12.

Frank Honeycutt: requests clarification on the open space agreement of this proposal with Kami Griffin responding. Ellen Carroll: also responds to Mr. Honeycutt's question.

Bill Robeson, County Staff: reflects on the questions of Mr. Honeycutt's question.

Stephanie Fuhs: proposes Condition changes, new #12 and New 13. Also, revise 13a. and re-number accordingly.

Whitney McDonald, County Counsel: suggests revision to the language on Condition 12.

Ellen Carroll: reads suggested language for Condition 12.

Nicole Retana, Clerk: requests clarification on the conditions changes with Kami Griffin, responding.

The Subdivision Review Board approves Document Number: 2014-006_SRB granting Lot Line Adjustment/Coastal Development Permit (SUB2013-00055/COAL 14-0026) to PB COASTVIEW

Page 3 of 6

Subdivision Review Board Page 4 of 6

LLC. based on the Findings A. through C. in Exhibit A and subject to the Conditions 1 through 13 in Exhibit B; revising Condition 12 to read "Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment, County Counsel, shall prepare an open space agreement which includes the following: ; revising Condition 12a. to read "The open space area for all of Parcel 2 and 15 acres of Parcel 1 outside of the 5 acre building site (as shown on the tentative map). The open space area will allow such outdoor recreational uses as hiking, biking and equestrian activities. Ground disturbance for new trails is allowable. The open space area can be used for a parking area and restrooms along the Mattie Road frontage with approval of a subsequent land use permit. and adding a new Condition 13 to read "Within 30 days of recordation of the final map or certificates of compliance, the applicant shall record the open space agreement for Parcel 2 and 15 acres of Parcel 1 outside the 5 acre building site shown on the tentative map. The open space easement will contain provisions to allow for hiking, biking and equestrian trails, site disturbance for new trails, maintenance of trails, parking area and restrooms and other public amenities that will be approved with a subsequent land use permit.; re-number as needed. adopted.

Motion by: Ellen Carroll Second by: Frank Honeycutt

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	X			
Carroll, Ellen	X			
Honeycutt, Frank	X			
Arlin-Genet, Aeron	X			
Terry, Leslie	X			

6. Hearing to consider a request by the DUBBINK FAMILY TRUST for a Minor Use Permit/ Coastal Development Permit and Lot Line Adjustment to: allow for a 2,336 square foot addition to an existing single family residence (a studio/gallery of 946 square feet, an office/bedroom of 595 square feet, a 93 square foot addition to the living room, a garage of 306 square feet, and a 396 square foot deck), and adjust the lot lines between two parcels of 27,138 square feet and 23,216 square feet each. The adjustment will result in two parcels of 35,414 square feet and 14,940 square feet each. The project will not result in the creation of any additional parcels. The project will result in a disturbance of 4,000 square feet. The project is located on 1147 and 1161 9th Street, in the community of Los Osos, in the Estero planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seg., and CA Code of Regulations Section 15000 et seq.) has been issued on April 24, 2014 for this project. Mitigation measures are proposed to address aesthetics, biological resources, cultural resources, and public services/utilities and are included as conditions of approval.

County File No: DRC2011-00100 / SUB2011-00054

Supervisorial District: 2 **Kerry Brown, Project Manager**

APN(s): 038-051-016 & 019
Date Accepted: February 21, 2014
Recommendation: Approval

Kerry Brown, Project Manager: presents staff report. Discusses Lot Line Adjustment first and then discusses the Minor Use Permit.

Bob Semenson, Agent: reflects on Condition 13 and suggests revised language.

Subdivision Review Board Page **5** of **6**

Frank Honeycutt: questions the proposed language with Kerry Brown responding.

Kami Griffin: suggests clarification on the revision to condition 13 with Kerry Brown responding. Ms. Griffin also questions Condition 16 and if the limitations of home occupation was discussed with Kerry Brown responding.

Frank Honeycutt: questions if anything requires that the Lot Line Adjustment has to happen with Kerry Brown responding.

Kami Griffin: suggests adding new condition 2 in Exhibit D into the record. Also, suggests amending existing Condition #2 adding " including removal of one existing bedroom in the existing residence."

The Subdivision Review Board adopts the Mitigated Negative Declaration (ED12-211) in accordance with the applicable provisions of the California Environmental Quality Act. Public Resources Code Section 21000 et seq. and approves Document Number: 2014-007_SRB granting Minor Use Permit/Coastal Development Permit and Lot Line Adjustment (DRC2011-00100/SUB2011-00054/COAL 13-0100) to DUBBINK FAMILY TRUST based on the Findings in Exhibit A and Exhibit B and subject to the Conditions in Exhibit C and Exhibit D; with modification to Exhibit D, adding a new Condition 2 to read "Prior to issuance of building permits for the studio, the Lot Line Adjustment COAL13-0100 shall be finalized." and renumbering revising Condition 3 (old Condition 2)to read "At the time of application for construction permits plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations, including removal of one existing bedroom."; revising Condition 14 (old condition 13) to read "Prior to issuance of a construction permit, the Department of Planning and Building will determine if lateral access is required pursuant to Section 23.04.420 of the Coastal Zone Land Use Ordinance. If required, the applicant shall execute and record an offer of dedication for public access along the shoreline, prior to framing inspection. The offer of dedication shall provide for lateral access of twenty-five (25) feet of dry sandy beach along the shore to be available at all times during the year, or from the mean high tide to the toe of the bluff where topography limits the dry sandy beach to less than 25 feet as well as room for any improvement requirements required by Coastal Zone Land Use Ordinance Section 23.04.420 - Coastal Access. The offer shall be in a form acceptable to County Counsel, and shall be approved by the Planning Director and the Executive Director the California Coastal Commission." and revise Condition 17 (old Condition 16) to read "Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. All landscaping shall be drought tolerant. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity." adopted.

Motion by: Aeron Arlin-Genet Second by: Ellen Carroll

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	Х			
Carroll, Ellen	X			
Honeycutt, Frank	X			
Arlin-Genet, Aeron	X			
Terry, Leslie	X			



Subdivision Review Board Page 6 of 6

7. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: July 7, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary Subdivision Review Board

Minutes will be approved at the next Subdivision Review Board meeting.